

BOARD OF ARCHITECTURAL REVIEW
AGENDA
August 6, 2015 - 4:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – July 16, 2015

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-15-428 Request of Medallion Holdings LLC for a Certificate of Appropriateness to remove the side porch roof at 10-12 East Clifford Street.

BAR-15-429 Request of Monmouth Street Properties LLC for a Certificate of Appropriateness for exterior changes to siding & windows/doors at 116 West Monmouth Street.

BAR-15-434 Request of John P. Chesson for a Certificate of Appropriateness to install a Japanese style charred oak plank fence at 101 ½ West Cork Street.

4. OLD BUSINESS

BAR-15-334 Request of Alexander Kilimnik for a Certificate of Appropriateness to repair the roof and gutters at 107 E. Cecil Street.

5. OTHER DISCUSSION

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, July 16, 2015, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Vice Chairman Bandyke, Mr. Serafin, Mr. Walker, Ms. Schroth
ABSENT: Ms. Jackson, Ms. Elgin
STAFF: Josh Crump, Erick Moore, Carolyn Barrett
VISITORS: Kyle Hopkins, Martha Shickle, Cheryl Anderson, Ben Butler

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of July 16, 2015. Chairman Rockwood asked for a correction. Mr. Walker moved to approve the minutes as amended. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 5-0.

CONSENT AGENDA:

None

NEW BUSINESS:

BAR-15-358 Request of Kyle Hopkins for a Certificate of Appropriateness to build a board fence and plant buffer at 502 Fairmont Avenue.

Mr. Hopkins reviewed his plan for a fence and plant buffer. He recently purchased the home and there is no fence. Due to safety concerns, he decided to add a horse fence that would be designed after a guardrail in the back of the house. Mr. Serafin asked what type of wood would be used and Mr. Hopkins replied it would be painted oak. The fence will be four feet high and eventually include a hedge along the front of the fence. The board members asked questions about the fence in relation to the setbacks. Chairman Rockwood noted there aren't too many fences along that street. Mr. Hopkins said they have had people walk across the yard with their dogs and this would help keep people on the sidewalk and address safety concerns. The board members suggested Mr. Hopkins check with the zoning department for any additional requirements.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-15-358** as submitted. Voice vote was taken and the motion passed 5-0.*

BAR 15-368 Request of Martha Shickle for a Certificate of Appropriateness to re-roof 219 South Kent Street.

Ms. Shickle spoke about her plans to re-roof her house and passed around a sample of cedar shake shingles. The current shingles are in need of replacement. She will not be replacing the portion of roof that is metal.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-15-368** as submitted. Voice vote was taken and the motion passed 5-0.*

BAR 15-374 Request of Benjamin Butler for a Certificate of Appropriateness to replace windows at 234 Amherst Street.

Mr. Butler presented his plans to replace the wood windows in his home. He said a large amount of heat is lost through the current windows. The representative from Anderson Windows told him the windows he selected are the same as the ones installed in the Byrd house on Tennyson. Nothing is being changed except the windows. The board members asked questions about the window series and if they were wood or vinyl. Mr. Butler said he thought the windows were painted with a vinyl coating as opposed to being clad in vinyl. Mr. Bandyke noted the information sheets for the windows were not specific. The board members discussed the different styles of windows, vinyl cladding versus painted with vinyl coating and simulated divided lights.

*Mr. Walker made a motion to table **BAR-15-374** until the August 6, 2015 meeting. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0.*

OLD BUSINESS:

None.

DISCUSSION:

Ms. Anderson spoke about what she discovered under the metalwork façade at her store and asked the board for advice as to what steps she should take next. She found wood covering two steel I-beams. The steel holds up the awning. The brickwork is in good shape. The board members suggested painting as one option for the bricks. Mr. Bandyke suggested covering it with something similar or better than what was there. Ms. Anderson was unable to find any archival pictures of what the building used to look like. Mr. Serafin suggested walking over and looking at what was there. The other members agreed.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:40pm.



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

P.O. Box 633
WINCHESTER, VA 22604

Please print or type all information: MEDALLION HOLDINGS/JOHN + CHRISTINE FLOOD ↑

<u>540-327-9654</u> Telephone	<u>10 + 12 E. CLIFFORD ST.</u> Street Address
<u>jflood@signature-associates.net</u> E-mail address	<u>WINCHESTER, VA 22601</u> City / State / Zip

<u>[Signature]</u> Property Owner's Signature	<u>MEDALLION HOLDINGS</u> → MAILING Property Owner (Name as appears in Land Records)
<u>540-327-9654</u> Telephone	<u>10 E. CLIFFORD ST.</u> Street Address
<u>jflood@signature-associates.net</u> E-mail address	<u>WINCHESTER, VA 22601</u> City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 10 + 12 E. CLIFFORD ST. Use: RES. + BUS.
Zoning: _____ (HW) Year Constructed: APPROX 1909 Historic Plaque? Y() N(☒) Number: _____

TYPE OF REQUEST

<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

**Medallion Holdings
John & Christine Flood
PO Box 633
Winchester, VA 22604**

July 22, 2015

**City of Winchester
Board of Architectural Review
15 North Cameron Street
Winchester, VA 22601**

Re: West Side Porch Roof Removal

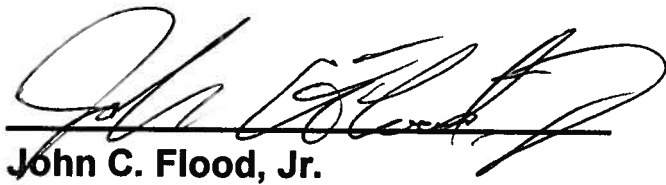
The purpose of this letter and application for Certificate of Appropriateness is to request permission to remove the small porch roof structure on the west side and toward the rear of the building.

This structure appears to have been added to the building c. 1970 based on the shingles and general design. The structure has the appearance of having been “tacked” onto the building without much thought of style or appropriateness of construction. There exists a right post but no corresponding left post. The left side of the roof rests unbecomingly on the roof of an adjacent shed structure which is attached to the main building. Additionally, there is a six course brick base supporting the right hand post. This is not well constructed and very possibly was done as a remedy to the lower part of the post rotting.

The roofing material on this structure is asphalt shingle which is found nowhere else on the building. All other roofing is standing seam metal. The overall design of the feature does not fit well with the rest of the building. For these reasons in addition to the ones above, we request permission to remove the structure.

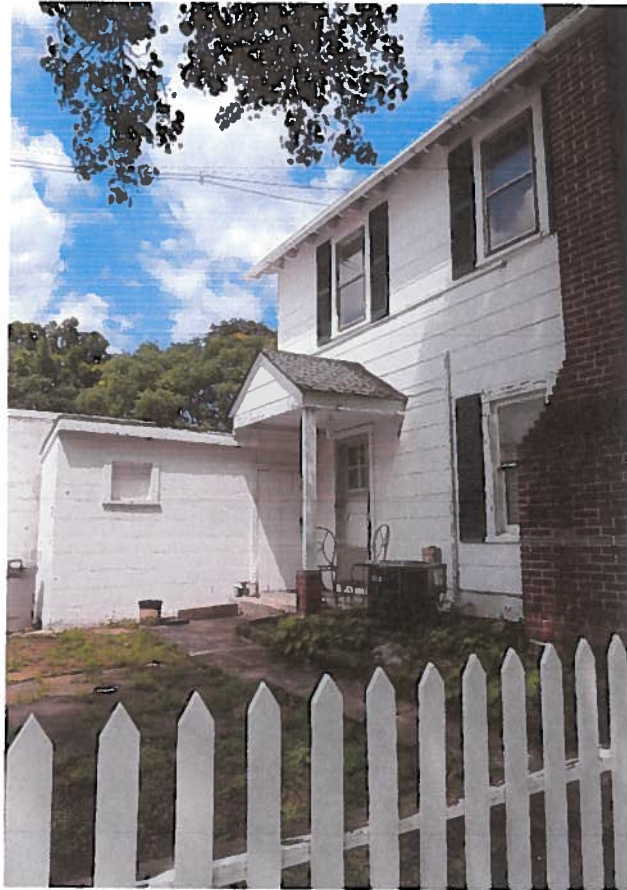
It is our intention to submit a separate application in the future for a structure to replace this existing one. We are currently in consultation with a local architect concerning this and anticipate a preliminary design shortly. It is also our intention to renovate and improve other key elements of this building as well. Our goal is to bring this building into the 21st century while respecting and maintaining its historic design features and significance. We envision this building contributing handsomely to Clifford Street and historic Old Town Winchester in general.

Thank you for your consideration of this request,

A handwritten signature in black ink, appearing to read "John C. Flood, Jr.", written over a horizontal line.

John C. Flood, Jr.

Member and Owner





CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1770

Address: 12 W. Clifford Present Use: Residential
Map & Parcel: 173 - (1) Assessed Value: \$22,500
Tract & Block: L-15 Historic Name: _____
Present Owner: James G. Nevitt Original Owner: _____
Address: _____ Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19__20
Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
B.Arts None+ None-

Stories: B 1 1½ (2) 2½ 3 3½ 4 Stone & Concrete Foundation

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. _____

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
Outstanding Excellent Good Average None
Architectural Description

The west section of this house has gable front to the street, with four windows which are small and badly placed in relation to the large size of the facade. The two second story openings have 1 over 1 light sash. The 1st floor has a double window. The deeply recessed, right end doorway is framed by a pediment and pilasters. The roof is painted seamed tin and has simply carved exposed rafter ends. To the right is a large 2 story hipped roof section, somewhat recessed. The two left windows have 3 over 1 light sash, while the other two windows have 1 over 1 light sash. The 1st floor is painted brick, while the 2nd is asbestos shingled. There are 3 chimneys - 1 to the left, 1 center and 1 on the right.

Historical Significance:
National State/Regional Local None

Historical Description

References:





City of Winchester

10-12 East Clifford Street

Tax Map Number: 193-1-L- 15-

DHR Resource Number: 138-0042-0335

Resources: 1 single dwelling

Date/Period: ca. 1910

Style: Colonial Revival

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: This resource is located on the south side of East Clifford Street. Its minimal setback is typical for Winchester. The dwelling occupies much of the parcel with a small band of grass surrounding the building. A concrete sidewalk runs along East Clifford Street, abutting the projecting front porch. A large asphalt parking lot is located east of the resource. This parking lot is edged by a small brick retaining wall which extends from the façade, along the eastern boundary of the property, and terminates south of the dwelling. A wood fence lines the property west of the building.

Secondary Resource Summary: There are no secondary resources associated with this property.

Primary Resource Description: This two-story, two-bay single-family dwelling is set on a solid stone foundation. This exposed foundation gives way to a brick structure of six-course, American-bond brick. The front-gabled roof is covered with standing-seam metal. The roof features an ogee-molded cornice, cornice returns, as well as a raking wood cornice. A small interior brick chimney pierces the western slope of the building. Fenestration consists of 1/1, double-hung, wood-sash windows. The window openings feature narrow, square-edge wood surrounds, wood sills, and soldier brick arches. The façade (north elevation) features a one-story, two-bay porch. The porch is set on a brick pier foundation with lattice infill. The hipped roof of the porch is supported by metal filigree posts which are complimented by square metal balusters with filigree accents. The porch is accessed by inset wood steps on the west side. The façade is fenestrated by a single-leaf, paneled wood door with multiple lights. The door opening features a soldier brick arch and a narrow, square-edge wood surround. This door opening is flanked to the west by a tripartite window with 1/1, double-hung wood-sash windows set in a segmentally-arched wood surround. The second story is pierced by three window openings with 1/1, double-hung wood-sash windows set in a segmentally-arched wood surround. The upper gable end of the façade is clad in octagonal wood shingles. Fenestration of the upper gable end consists of a set of small paired 1/1, double-hung, wood-sash windows. The east (side) elevation features a small window opening at the top of the foundation. This opening has a three-light window with a narrow, square-edge wood surround and a soldier brick arch which extends above the foundation and into the masonry structure. The first story of the east elevation has three window openings. The middle bay is slightly smaller than the rest of the window openings on the dwelling. The second story has two window openings, positioned towards the southern end of the elevation. The northernmost bay is placed slightly lower than the other second story opening. The west (side) elevation has two window openings on the first and second stories. The south (rear) elevation has multiple rear additions. The main block currently has a single-leaf, paneled wood door located in the easternmost-bay of the first story. This opening shares the soldier brick arch found on all of the other openings on the main block. The second story is obscured by a second story porch. The upper gable end is clad in weatherboard siding and is pierced by a 1/1, double-hung, wood-sash window. The opening has a square-edge wood surround. The lower sash has been covered by what appears to be a wooden cover. The function of this cover was not discernible.

The additions on the south (rear) elevation of the dwelling were constructed at different times. The first story features a one-story, one-bay addition occupying the westernmost bay. Based on Sanborn Fire Insurance Company Maps, this addition was constructed in the second-half of the twentieth century. Set on a solid concrete foundation, this addition has a seven-course, American-bond brick veneer. Fenestration consists of a narrow, 1/1, double-hung, wood-sash window with a narrow, square-edge wood surround and a wooden lintel. The second story features a one-story, full-width porch which extends south beyond building's footprint. This wood-frame porch is supported by turned wood posts, forming a covered entryway over the rear door on the first story. The south elevation of the porch is screened in while the east and west elevations have jalousie windows. A shed roof caps the porch.

Significance Statement: This single dwelling, illustrating some elements associated with the Colonial Revival style, is representative of the architecture constructed in Winchester along East Clifford Street at the beginning of the twentieth-century. The 1909 Sanborn Fire Insurance Map notes that this building had not yet been constructed. The building remains essentially unaltered, with the exception of a small rear addition and second story porch. The building has retained its integrity of location, design, setting, materials, design, feeling, and association. It is a contributing resource to the Winchester Historic District under Criteria A and C.



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

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Web: www.winchesterva.gov

**APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:	
<u>540-662-1550</u> Telephone	<u>SAMUEL G. LONG</u> Applicant
<u>long.sam@verizon.net</u> E-mail address	<u>118 N. WASHINGTON ST.</u> Street Address
	<u>WINCHESTER, VA 22601</u> City / State / Zip

<u>Samuel G. Long</u> Property Owner's Signature	<u>MONMOUTH STREET PROPERTIES, LLC</u> Property Owner (Name as appears in Land Records)
<u>540-662-1550</u> Telephone	<u>118 N. WASHINGTON ST.</u> Street Address
<u>long.sam@verizon.net</u> E-mail address	<u>WINCHESTER, VA 22601</u> City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 116 W. MONMOUTH ST. Use: RESIDENTIAL
Zoning: RBI(HW) Year Constructed: 1900 Historic Plaque? Y() N(X) Number: _____

TYPE OF REQUEST

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	<input checked="" type="checkbox"/> Siding
Addition	Wall	Roofing
Fence/Wall	Projecting	<input checked="" type="checkbox"/> Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint
Other (specify)		

*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

[<< Back to search results page](#)

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[Click here for a List of Codes in PDF format](#)
Questions? Please contact the [City Assessors Office](#)

Property/Owner Information

Record Number 3077
Account Number 3026
Tax Map Number 192-1-T- 9-
Physical Address 116 W MONMOUTH ST
MONMOUTH STREET PROPERTIES LLC

Owner / Mailing Address C/O SAMUEL LONG, MEMBER
118 N WASHINGTON ST
WINCHESTER VA 22601

Acreage 0.0610
Magisterial District W
Zoning RB1

Building Description

Dwelling Number 1
Year Built 1900
Occupancy Code 10
Number of Stories 2.00
Number of Dwelling Units 1
Total Area 1608.0
Foundation Type 13
Exterior Wall 31
Roof Type 30
Roofing Material 41
Number of Rooms 6
Number of Bed Rooms 3
Number of Full Baths 1
Number of 1/2 Baths 0
Number of Fireplaces 0
Number of Flues 0
Type of Heat 32
Type of Fuel 41
A/C N
Basement Type Code 55
Basement % 0%
Basement Sq. Ft. 0
Finished Basement % 0%
Garage Type 63
Garage (Number of Cars) 0
Carport Type 67
Carport (Number of Cars) 0

Assessment Information

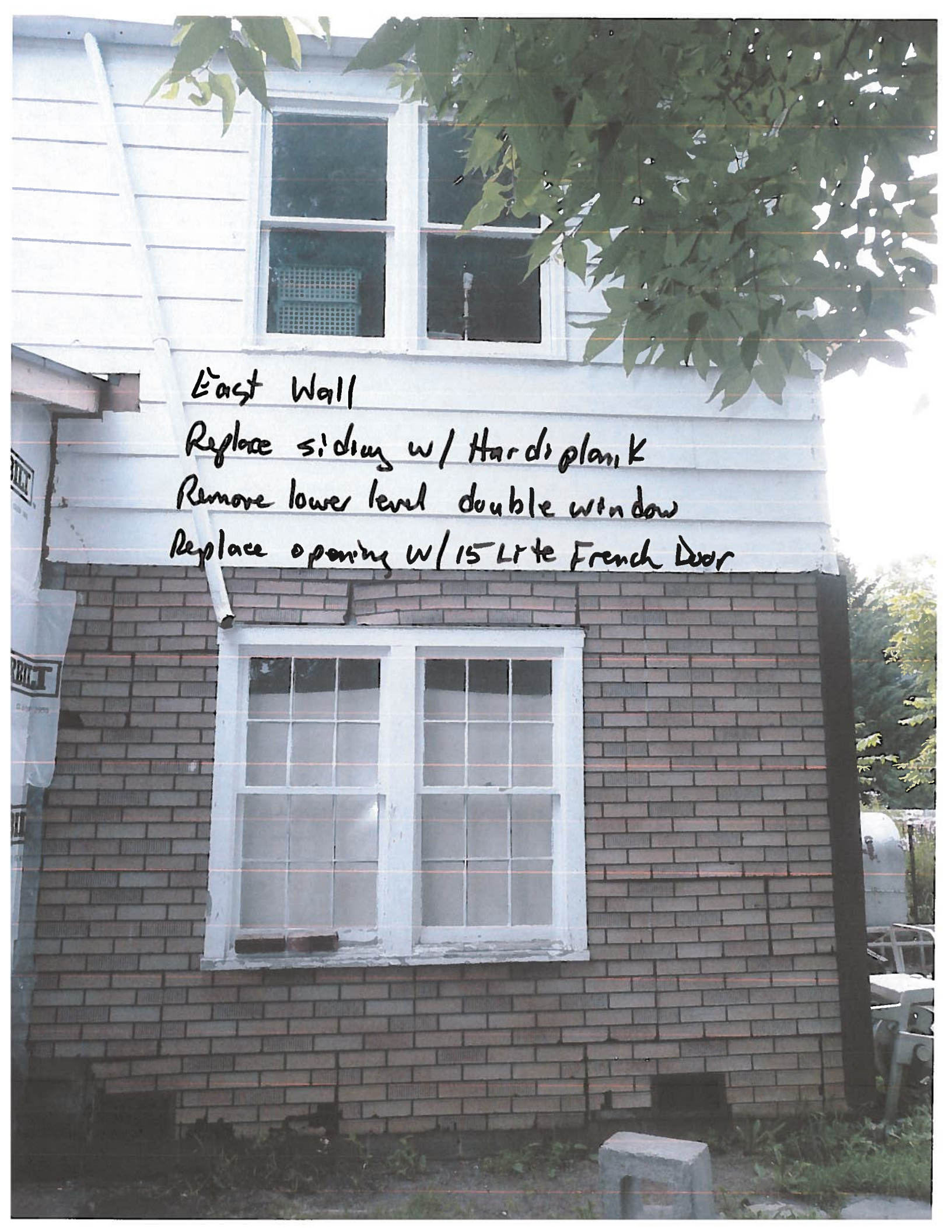
Land Value 32100
Improvement Value 72400
Total Value 104500
Land Use Value 0

Transfer Information

Grantor LONG SAMUEL
Date Sold 08/07/2013
Selling \$ 0
Instrument Number LR 2013
0002196
Deed Book & Page 0000

Land Description

Description 1
Water 30
Sewer 40
Gas N
Electric Y
Frontage 1 27.00
Depth 1 99.00
Area 1 2673
Frontage 2 0.00
Depth 2 0.00
Area 2 0



East Wall

Replace siding w/ Hardiplank

Remove lower level double window

Replace opening w/ 15 Lrte French Door

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- Saves on air conditioning costs
- Blocks damaging UV rays



- Keeps heat inside in winter
- Saves on heating costs
- Reduces glass condensation



Steel French 15-Lite Door with External Grilles and Low-E Glass

Puerta estilo francés de acero con 15 vidrieras, rejillas externas y vidrio de baja emisión

Double Door Operation

Funcionamiento de puerta doble



Take this home today.
Llévesela a casa hoy mismo.

Hardware sold separately
Los accesorios se venden por separado.



ENERGY STAR® Qualified

Low-E glass for greater energy efficiency.

Con certificación ENERGY STAR®
Vidrio de baja emisión que proporciona mayor ahorro de energía.



External Grilles

Provide the appearance of true divided lites.

Rejillas externas
Proporcionan la apariencia de verdaderas vidrieras divididas.

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¿Por qué elegir RELIABILITY?

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ENERGY STAR® qualified door system provides greater comfort and energy savings.
Affordable reliability backed with a lifetime limited warranty.
Optional dual screen system allows both doors to open for full ventilation.

El sistema de puertas con certificación ENERGY STAR® proporciona una mayor comodidad y ahorro de energía.
La fiabilidad económica con el respaldo de una garantía limitada de por vida.
El sistema opcional de malla doble permite que ambas puertas se abran para brindar una ventilación completa.

\$430 Everyday Low Price
6" RB STL FRCH 15 LT LH LE P

Custom Options

Opciones personalizadas

Factory-painted doors in 21 days
Choose from steel or fiberglass doors
Choose one of 12 standard colors or select a custom paint color

Puertas pintadas en fábrica en 21 días
Elija entre puertas de acero o de fibra de vidrio
Elija uno de los 12 colores estándar o seleccione un color de pintura personalizado

Standard Colors

Colores estándar



Custom Paint Colors Available

Ask an associate for more information.
Colores de pintura personalizados disponibles.
Consulte a un asociado para obtener más información.

Patio Door Upgrade Options

Opciones de mejora de puertas para patio

Door Material Smooth Fiberglass: ADD \$50/Slab	Prefinish Paint: ADD \$190/Slab
Material de la puerta Fibra de vidrio lisa AGREGUE \$50/lapa	Preacabado Pintura AGREGUE \$190/lapa

See an associate for complete pricing including applicable sales tax.
Consulte a un asociado para obtener una lista de precios completa, que incluye los impuestos sobre las ventas aplicables.

Some options available in 14 days
Algunas opciones disponibles en 14 días

Installation

Instalación

See an associate for more information.
Consulte a un asociado para obtener más información.



\$429 Per Slab
Have Your Sliding Patio Door Installed

North Wall
Replace siding w/ Hardiplank



West Wall
Replace siding w / Hardiplank



CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 116-118 W. Monmouth St. Present Use: duplex residential
Map & Parcel: 192-(1) Assessed Value: \$21,600
Tract & Block: T-9 & 10 Historic Name: (together)
Present Owner: Mary Hershberger and Original Owner: _____
Address: Frances Prefitt Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1920

Style: Vern. L. Geor. Grk. Rev. Ital. 2nd Emp. Rom. Goth. Q.A. Col. Rev.
B.Arts None+ None-

Stories: B 1 1½ (2) 2½ 3 3½ 4 Stone Foundation

Material: Stone Log Clapbrd. Wd. Fr. Brk. Plas. Asphalt brick
Modifications: Minor Moderate Extensive siding

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None

Architectural Description

Two story four bay brick house with painted seamed tin roof. The window units of #116 hold nine over six lights while those of #118 hold one over one lights. On the first floor, there are six bays with two interior doors, with the right two window units holding four over four lights. A shed roof porch covers the four center bays. The house has two gable windows. The rear section of the house, which is at right angles to the main section, is quite odd in that the gable is higher than the main roof.

Historical Significance:

National State/Regional Local None

Historical Description

References:





City of Winchester

116-118 West Monmouth Street

Tax Map Number: 192-1-T- 9-; 192-1-T- 10-

DHR Resource Number: 138-0042-0853

Resources: 1 twin dwelling

Date/Period: ca. 1900

Style: Vernacular

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: This twin dwelling is located on the north side of West Monmouth Street and fronts the concrete sidewalk. The level, grassy lot is marked by a mature tree located in a thin strip of grass between the sidewalk and the roadway. A narrow yard, enclosed by wood fencing, extends down the eastern side of the property.

Secondary Resource Summary: There are no secondary resources visible from the public right-of-way.

Primary Resource Description: Constructed at the turn of the twentieth century, this two-story, twin dwelling has a rectangular form. Set on a solid random rubble stone foundation, the wood-frame units are clad in differing materials. Bricktex clad 116 West Monmouth Street while weatherboard siding with corner boards the other. A side-gabled roof of standing-seam metal caps the building and includes rake boards. An interior brick chimney, now incorporated into a large rear addition, extends from the party wall of the units. The façade (south elevation) is six bays wide and features a one-story, two-bay porch. Originally, the porch spanned the width of the façade. Set on a wood platform, the combined porch has an asphalt-shingled shed roof supported by wood posts. Scrolled brackets dress the porch of 116 West Monmouth Street.

Fenestration of 116 West Monmouth Street consists of a single-leaf, paneled wood door in the western bay. The first story is pierced by 4/4 windows while the second holds 9/6 windows. All of the windows are double-hung wood sash. The east (side) elevation holds a 9/6 window on the first story and two, four-light wood casements in the upper gable end sheltered by metal awnings.

The fenestration layout of 118 West Monmouth Street is similar to 116, though different windows have been installed. The main entry, located in the easternmost bay, holds a single-leaf, multi-light wood door set in a narrow, square-edge wood surround. Window openings contain 1/1, double-hung, wood sash set in narrow, square-edge wood surrounds. Fenestration of the west (side) elevation is limited to two, four-light wood casements in the upper gable end. Evidence of a door opening enclosed with weatherboard is located on the west elevation.

Based on Sanborn Fire Insurance Company maps, all side and rear additions were constructed post 1947. Based on their form and materials, it is likely that these additions date to the 1950s or 1960s. A large, two-story addition spans the rear of the twin dwelling. With a front-gabled roof or standing-seam metal extending above the main block, this large addition features two-story projecting rectangular bays on each side. The eastern elevation (associated with 116) is clad in bricktex while the western elevation (associated with 118) is clad in weatherboard. Window openings hold 2/2 and 9/6 double-hung, wood-sash windows, 1/1 double-hung, vinyl-sash windows, and four-light wood casements. All openings are set in square-edge wood surrounds. Single-leaf, paneled wood doors with lights are located in the southern bays of the projecting bays.

A second rear addition is located on 116 West Monmouth Street. This addition has a two-story front-gabled block with a one-story shed-roof block. Both roofs are covered with standing-seam metal. An exterior-side brick chimney is located in the northeast corner of the addition. Further details were not visible from the public right-of-way.

A one-story, one-bay carport has been added to the west side of 118 West Monmouth Street. Based on its materials, this addition dates to the late twentieth century. Constructed of wood, the carport has a shed roof of standing-seam metal supported by wood posts. Lattice encloses the western wall of the carport.

Significance Statement: This vernacular twin dwelling is indicative of the domestic architecture constructed in the City of Winchester at the beginning of the twentieth century. Judging by the form and materials, and by using Sanborn maps, this building can be given a circa 1900 date of construction. This twin dwelling retains integrity of materials, workmanship, and design, despite the construction of rear additions. Further, this building retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This twin dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

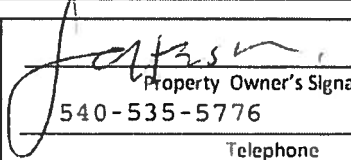
CERTIFICATE #: BAR- 15-434
DATE SUBMITTED: 7/29/15



Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:		JOHN P CHESSON	
540-535-5776		Applicant	
Telephone		101 1/2 W CORK ST	
john.chesson@gmail.com		Street Address	
E-mail address		WINCHESTER, VA 22601	
		City / State / Zip	

 Property Owner's Signature		JOHN P CHESSON	
540-535-5776		Property Owner (Name as appears in Land Records)	
Telephone		101 1/2 W CORK ST	
JOHN.CHESSON@GMAIL.COM		Street Address	
E-mail address		WINCHESTER, VA 22601	
		City / State / Zip	

PROPERTY LOCATION
Current Street Address(es) 101 1/2 W CORK ST Use: RESIDENTIAL
Zoning: B1 (HW) Year Constructed: ~1815 Historic Plaque? Y(X) N() Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input checked="" type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

☐ BAR Review OR ☐ Administrative Review per Section 14-5

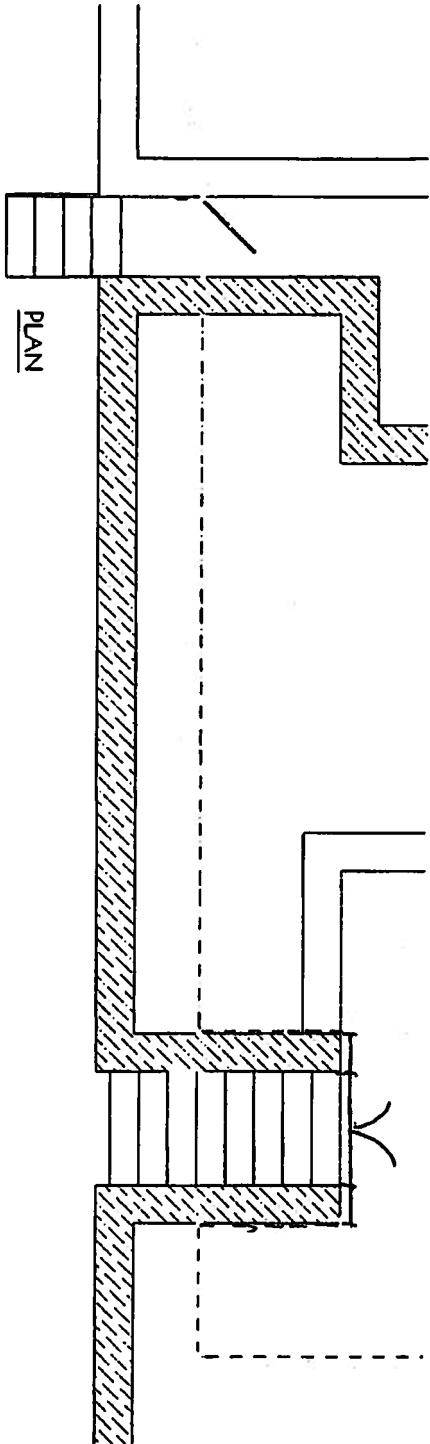
Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

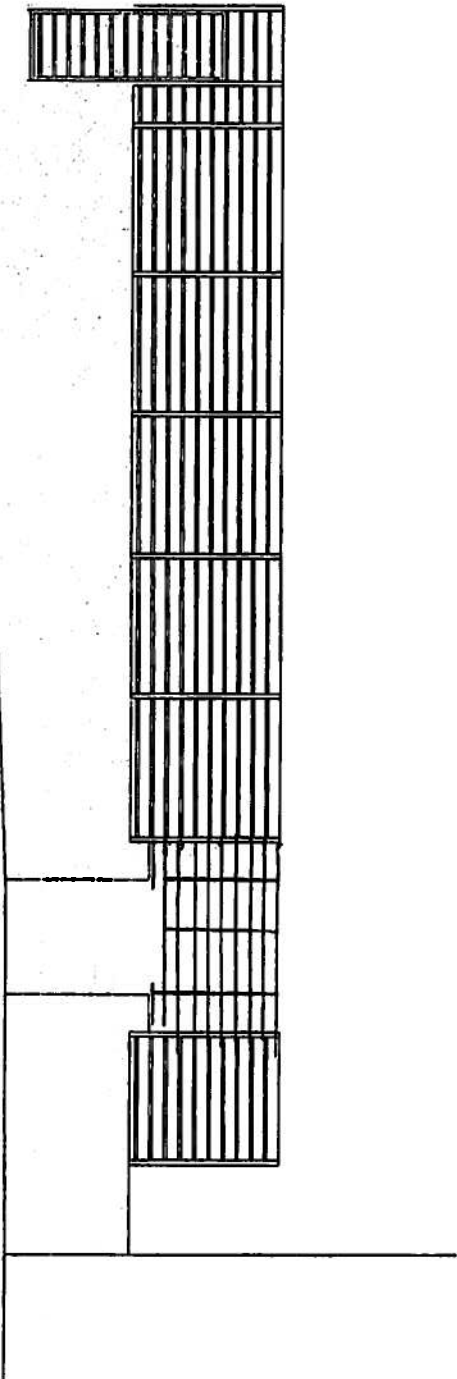
CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

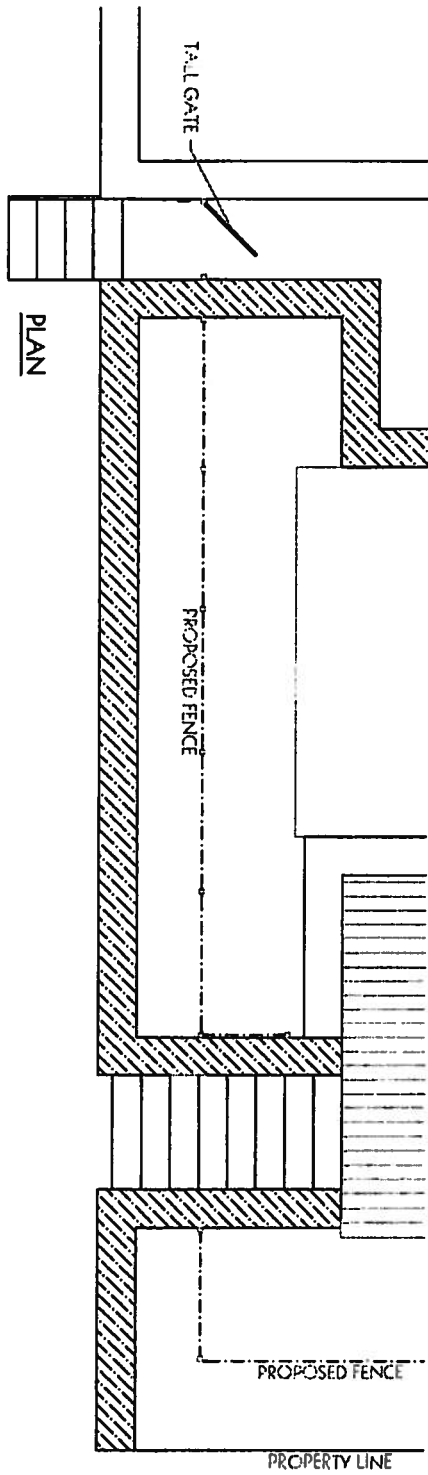
Secretary, Board of Architectural Review



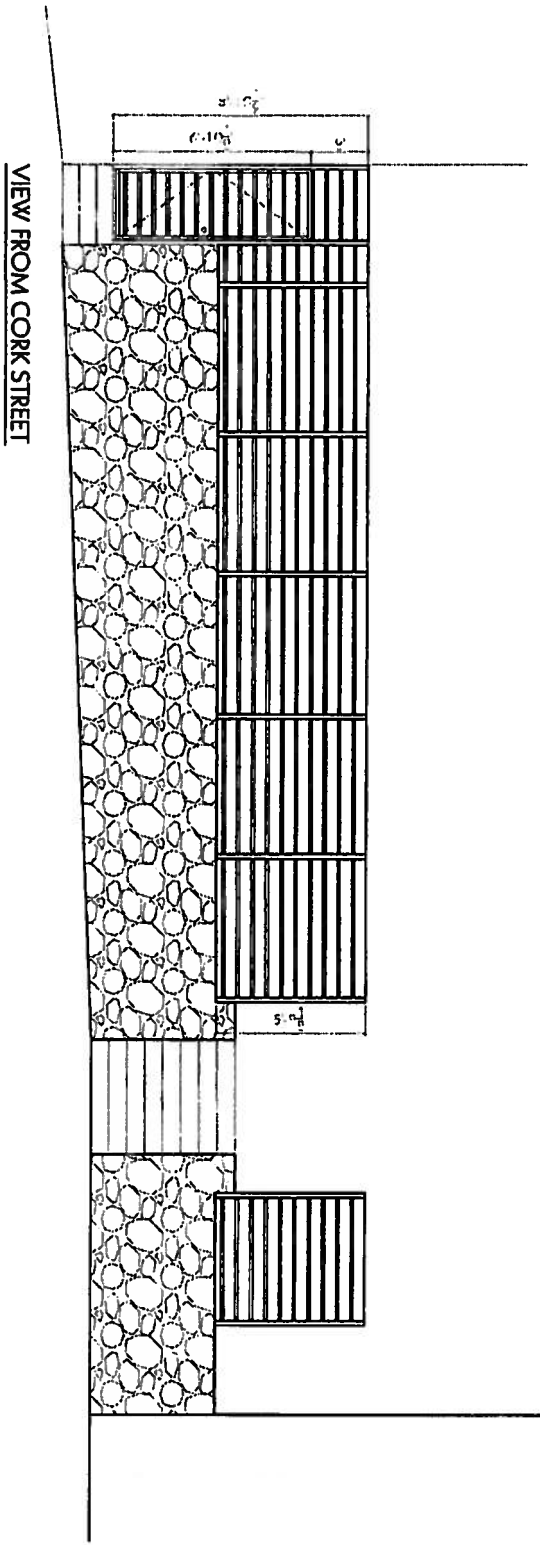
VIEW FROM CORK STREET



PLAN A



PLAN



VIEW FROM CORK STREET

PLAN 13

What is Charred Wood Siding/Fencing?

Charred wood siding and fencing are the products of an ancient Japanese technique that makes a unique, beautiful, and durable exterior wood product. The Japanese invented this technique centuries ago, calling it “shou sugi ban,” or “yakisugi”.

The essential idea is to burn the surface of wood to a varying degree of char. The charred surface can be left completely untouched, can be heavily or lightly brushed, and can be sealed with a clear coat or a stain. This charred surface is then rot, pest, weather, UV, and fire resistant, in addition to being aesthetically unique, striking, and beautiful. Read more about the history of Charred Wood (aka Shou Sugi Ban) and characteristics of Charred Wood Siding and Fencing.

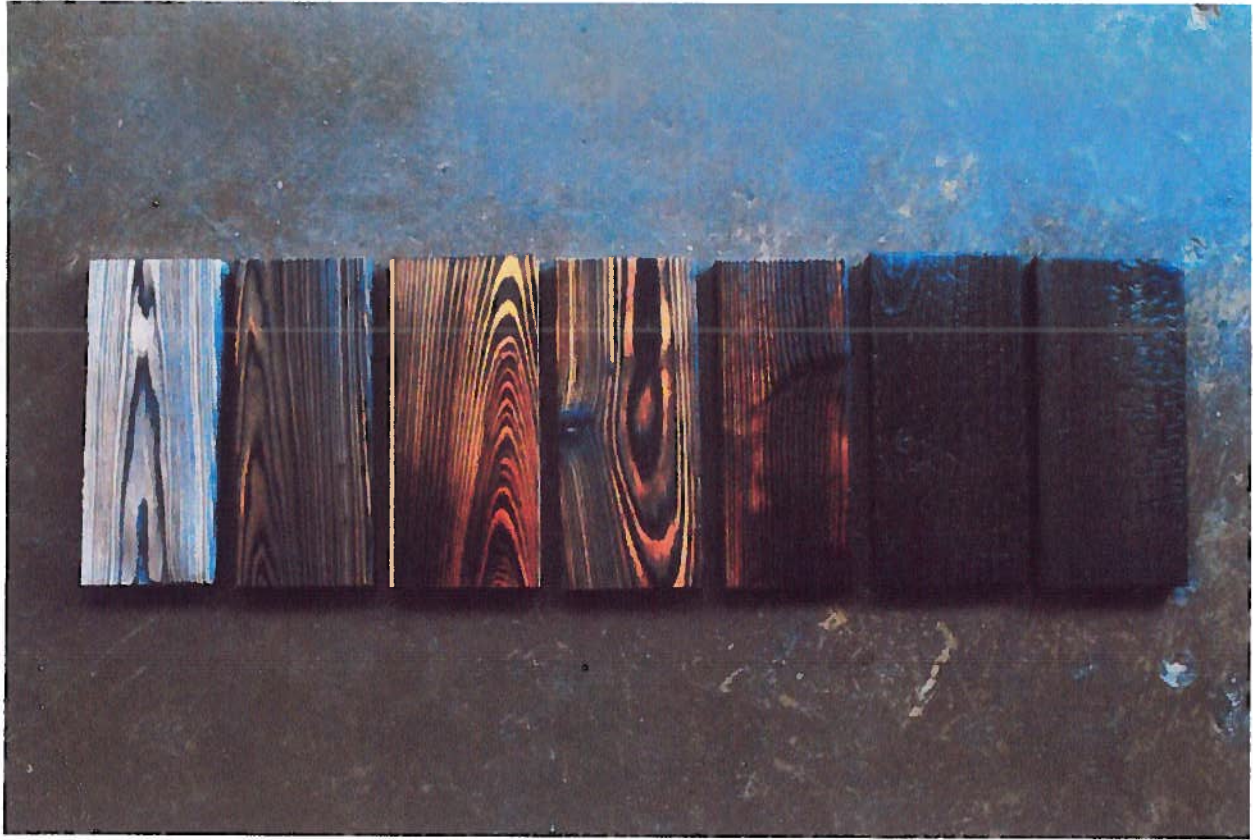
What are the advantages of charred siding compared to unfinished or painted wood siding?

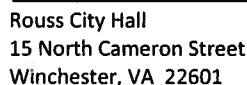
Charred siding has several distinct advantages:

- Charred siding can be cheaper upfront than traditional painted siding once you factor in the costs of paint and painting labor.
- Charred siding speeds up construction times, since the siding does not need to be painted after it is installed. This further reduces upfront costs, and hassle, and gets your project finished faster.
- The layer of char protects the wood from UV and weathering. This means that the wood will not fade or peel and need to be refinished in 10-15 years or less. This char finish can last upwards of 80-100 years without maintenance, and with proper maintenance can last much longer. Not only does this durability preserve the aesthetic character and structural integrity of the siding/fencing, but it also saves a significant amount of money in the long run. Re-painting a house every 10 years is a significant expense, and re-siding costs even more. Using Charred Wood siding will reduce or eliminate these long term maintenance and replacement costs.
- Charred wood is more bug/pest resistant than normal wood. Termites and other pests hate the layer of char, and it deters them from trying to eat into or make their homes in your siding or fencing.
- Charred wood is a natural, non-toxic way to preserve wood. There are already enough nasty chemicals involved in the building process, so being able to use a traditional, non-toxic finish on the largest surface of your house can really help reduce environmental emissions that affect soil, air, water, and you and your family.

Information from <http://charredwood.com/>

Example of different finishes for Shou Sugi Ban technique from Delta Millworks.





Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICANT INFORMATION	
Please print or type all information:	
<u>S40-421-8512</u>	<u>Alexander Kilimnik</u>
Telephone	Applicant
<u>Alexthe2nd@gmail.com</u>	<u>107 Cecil</u>
E-mail address	Street Address
	<u>Winchester, VA</u>
	City / State / Zip
<u>Alex Kilimnik</u>	<u>Alexander Kilimnik</u>
Property Owner's Signature	Property Owner (Name as appears in Land Records)
<u></u>	<u></u>
Telephone	Street Address
<u></u>	<u></u>
E-mail address	City / State / Zip

Historic Plaque? Y() N(☒) Number: _____

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input checked="" type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>Rehabilitate Rotten Deck</u>		

*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

AUGUST 6, 2015



BOARD OF ARCHITECTURAL REVIEW

APPLICANT: ALEXANDER KILIMNIK
107 E CECIL ST WINCHESTER VA

MISSION AND GOALS

Requesting permission to rehabilitate my home at 107 e Cecil Street.

I would like to bring my home up to IECC standards (International Energy Conservation Code).
I would also like have my home LEED® certified.

The first step I would like to take towards reaching my goal is to:

- Repair the leaking roof and gutters.

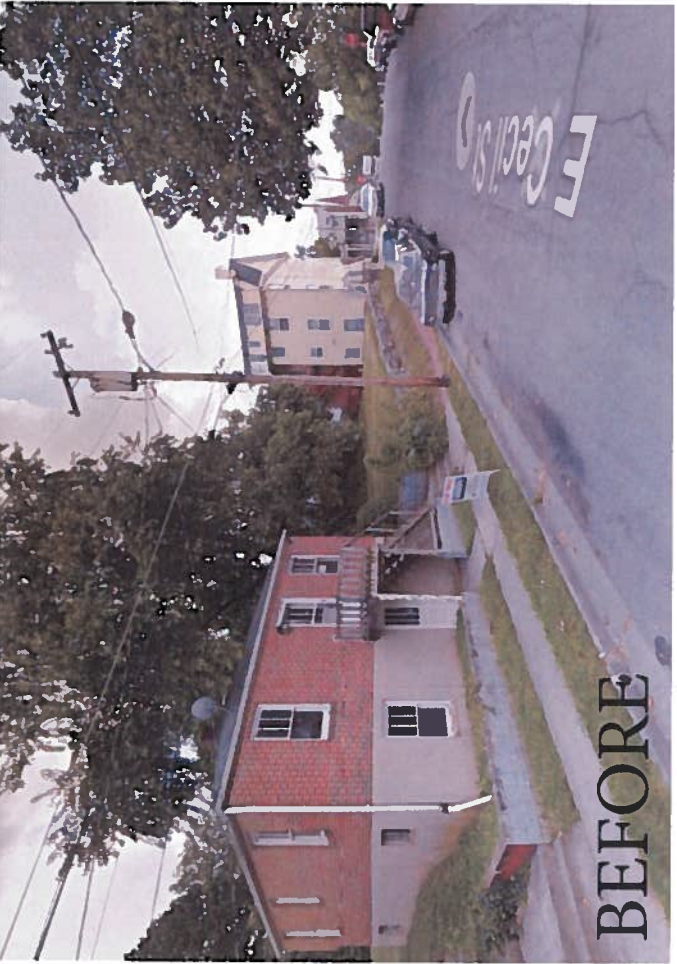
ROOF / GUTTER

Owens Corning Laminated Architectural Shingles (Exhibit C)

- ❖ Oakridge 32.8sq Driftwood Laminated
 - Algae Resistant with Limited lifetime Warranty
 - 110 MPH Wind and Class-A Fire Rated
- ❖ Amerimax White Smooth Aluminum Fascia
 - designed to protect home from water and insect damage
 - Helps eliminate the need to paint

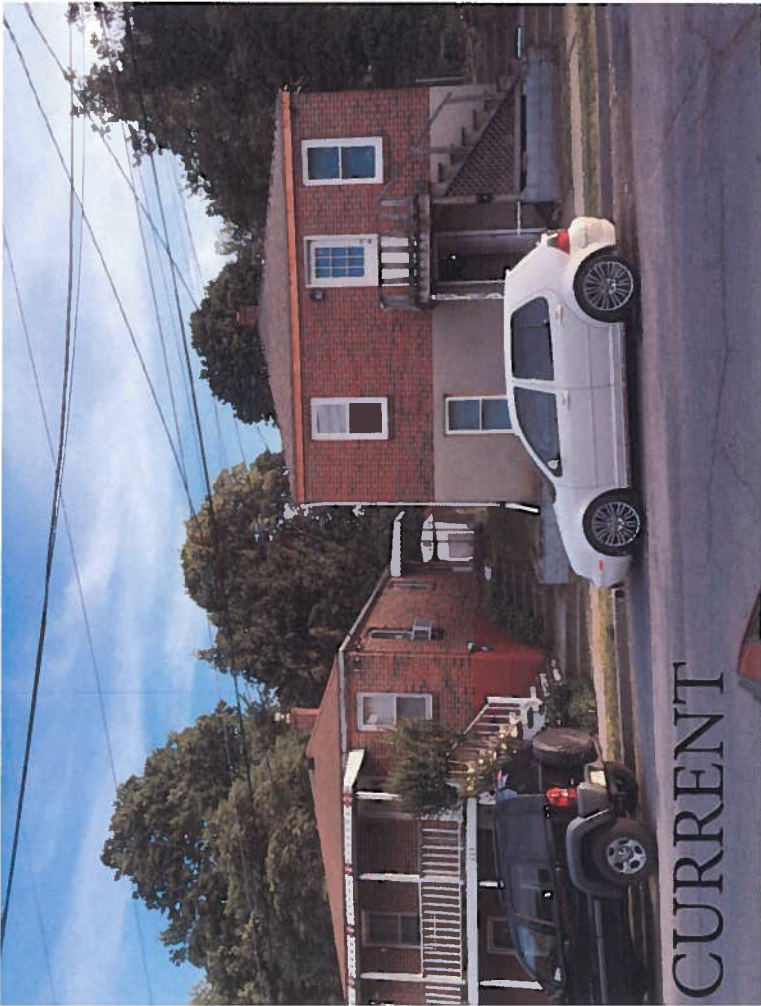
Work to Be Completed: Replace all shingle, fascia, and gutters with new materials.

Keep same existing aluminum gutter type.



APPENDIX C





CURRENT



Your Store:
Winchester, VA



Owens Corning Oakridge 32.8-sq ft Driftwood Laminated Architectural Roof Shingles

Item #: 10073 | Model #: HL30



\$31.00

Buy 36, Get 10% off; Item sold per bundle



Demo



Tweet 0

+1 0

email

FREE Store Pickup

Your order will be ready for pickup from
Lowe's Of Winchester, VA by
06/19/2015.

Lowe's Truck Delivery

Your order will be ready for delivery to
you from Lowe's Of Winchester, VA
by 06/19/2015.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS,
FedEx, USPS, etc.

**Owens Corning
Oakridge 32.8-sq ft
Driftwood Laminated
Architectural Roof
Shingles**

\$31.00

Description

Oakridge 32.8-sq ft Driftwood Laminated Architectural Roof Shingles

- 20 shingles per bundle
- A more sophisticated alternative to traditional shingles, Oakridge AR shingles feature subtle layering and improved aesthetics
- Durable, dimensional laminate shingles
- Soft, blended appearance in a wide range of popular colors
- Limited lifetime warranty
- 110-MPH wind resistance limited warranty
- See actual warranty for complete details, limitations and requirements

Specifications

Series Name	Oakridge	Algae Resistant	Yes
Shingle Length (metric) (Centimeters)	100.012	ENERGY STAR Rated	No
Shingle Width (metric) (Centimeters)	33.655	Manufacturer Color/Finish	Driftwood
Shingle Length (imperial) (Inches)	39.375	Warranty	Limited lifetime
Shingle Width (imperial) (Inches)	13.25	Coverage Area Unit of Measure	Square feet
Package Type	Bundle	Coverage Area per Package Quantity	32.8
Fire Rating	Class A	Type	Architectural
Wind Rating (MPH)	110	Laminated	Yes
Impact Resistance	None	Number of Tabs	0
Underlayment Required	Yes	Color/Finish Family	Gray

EXHIBIT C.2

Your Store:
N Winchester, VA



Amerimax 6-in x 12-ft White Smooth Aluminum Fascia

Item #: 473852 | Model #: 77103



\$13.20

FREE
Store Pickup

Your order can be available for pickup in Lowe's Of N Winchester, VA today.

Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS, FedEx, USPS, etc.

Amerimax 6-in x 12-ft \$13.20
White Smooth
Aluminum Fascia

Tweet 0 8+1 0 email

Description

6-in x 12-ft White Smooth Aluminum Fascia

- Aluminum fascia is designed to protect your house from water and insect damage while adding to the beauty of your home
- Use to cover 6-in fascia boards
- Helps eliminate the need to paint

Specifications

Series Name	N/A	Wind Resistant Certified	No
Actual Length (Feet)	12	Siding Grade	N/A
Actual Width (Inches)	6	Venting Required	No
Actual Depth/Thickness (Inches)	1.25	Warranty	None
Coverage Per Piece (Sq. Feet)	6	Material	Aluminum
		Texture	Smooth

Step-by-Step Instructions

APPENDIX A

1. Using the climate zone map to the right, match the jurisdiction to the appropriate IECC climate zone. Use the simplified table of IECC building envelope requirements (below) to determine the basic thermal envelope requirements associated with the jurisdiction.
2. Use the "Outline of 2012 IECC Requirements" printed on the back of this sheet as a reference or a categorized index to the IECC requirements. Construct the building according to the requirements of the IECC and other applicable code requirements.



The 2012 International Energy Conservation Code

The 2012 IECC was developed by the International Code Council (ICC) and is currently available to states for adoption. The IECC is the national model standard for energy-efficient residential construction recognized by federal law. Users of this guide are strongly recommended to obtain a copy of the IECC and refer to it for any questions and further details on compliance. To obtain a copy of the 2012 IECC, contact the ICC or visit www.iccsafe.org. IECC compliance training is also available from many sources.

Limitations

This guide is an energy code compliance aid for Virginia based upon the simple prescriptive option of the 2012 IECC. It does not provide a guarantee for meeting the IECC. This guide is not designed to reflect the actual energy code, with amendments, if any, adopted in Virginia and does not, therefore, provide a guarantee for meeting the state energy code. For details on the energy code adopted by Virginia, including how it may differ from the IECC, please contact your local building code official. Additional copies of this guide are available on www.reca-codes.com.

CLIMATE ZONE 4			
Accomack	Danville	Lancaster	Prince William
Albemarle	Dickenson	Lee	Pulaski
Alexandria	Dinwiddie	Lexington	Radford
Alleghany	Emporia	Loudoun	Rappahannock
Amelia	Essex	Louisa	Richmond
Anne Arundel	Fairfax	Lunenburg	Roanoke
Appomattox	Falls Church	Lynchburg	Rockbridge
Arlington	Fauquier	Madison	Rockingham
Augusta	Floyd	Manassas	Russell
Bath	Frederick	Manassas Park	Salem
Bedford	Fredericksburg	Martinsville	Scott
Bland	Galax	Mathews	Shenandoah
Borietourt	Giles	Mecklenburg	Smyth
Bristol	Gloucester	Middlesex	South Boston
Brunswick	Goochland	Montgomery	Southampton
Buchanan	Grayson	Nelson	Spotsylvania
Buckingham	Greene	New Kent	Stafford
Buena Vista	Greenville	Newport News	Staunton
Campbell	Halifax	Norfolk	Suffolk
Caroline	Hampton	Northampton	Surry
Carroll	Hanover	Northumberland	Sussex
Charles	Harrisonburg	Norton	Tazewell
Charlotte	Henrico	Nottoway	Virginia Beach
Chadottesville	Henry	Orange	Warren
Chesapeake	Highland	Page	Washington
Chesterfield	Hopewell	Patrick	Waynesboro
Clarke	Isle of Wight	Petersburg	Westmoreland
Clifton Forge	James	Pittsylvania	Williamsburg
Colonial Height	King & Queen	Poquoson	Winchester
Covington	King George	Portsmouth	Wise
Craig	King William	Powhatan	Wythe
Culpeper		Prince Edward	York
Cumberland		Prince George	

	Windows			Insulation				Foundation		
	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value and Depth	Crawl Space Wall R-Value
Zone 4	0.35	0.55	0.40	49	20 or 13 + 5	8/13	19	10/13	10, 2 ft	10/13

Outline of 2012 IECC Requirements for Virginia Homes

The simplified table of building envelope requirements (on the previous page) applies to new residential buildings, as defined in the IECC, with wood framing and/or mass walls. For steel-framed buildings, the same window requirements apply; however, refer to IECC section R402.2.6 for specific ceiling, wall and floor insulation R-value requirements. The table also applies to all additions, alterations and replacement windows. The table is based upon the thermal envelope requirements in the 2012 IECC's prescriptive compliance option for the appropriate climate zones (Table R402.1.1) and does not reflect any state-specific amendments to the IECC.

Fenestration (IECC Sections R303.1.3, R402.3, R402.5)

- Fenestration (including all windows and doors) and Skylight U-factors are maximum acceptable levels. The Glazed Fenestration SHGC maximums apply to all windows, skylights and glazed doors (except certain skylights). An area-weighted average of fenestration products is permitted to satisfy these requirements.
- Window, door and skylight U-factors and SHGCs must be determined from a National Fenestration Rating Council (NFRC) rating that is independently certified and set forth on a label on the product or from a limited table of product default values in the IECC. See www.nfrc.org for more details on the NFRC rating system.
- Windows, skylights, and sliding glass doors must also be labeled in a manner to show that they meet the IECC's air infiltration requirements.
- Up to 15 square feet of glazed fenestration is permitted to be exempt from the U-factor and SHGC requirements. One side-hinged opaque door assembly up to 24 square feet is exempted from the Fenestration U-factor requirement. These exceptions apply in the prescriptive path only. Special exceptions may apply for Fenestration U-factor requirements in thermally isolated sunrooms. (see IECC section R402.3.5)

Insulation (IECC Sections R303.1.4 and R402.2)

- Insulation R-values are minimum acceptable levels and must be determined according to FTC rule.
- R-values for walls represent the sum of cavity insulation plus insulated sheathing, if any. The second R-value for mass walls applies when more than half the insulation is on the interior of the mass wall.
- The insulation for basement walls must be from the top of the wall down 10 feet below grade or to the basement floor, whichever is less. Basement wall insulation is not required in warm-humid locations as defined in IECC Figure R301.1 and Table R301.1. Insulation requirements for crawl space walls are further specified in IECC section R402.2.10.
- Floor insulation must be installed to maintain contact with the underside of the subfloor decking.
- Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
- Insulation requirements for slab on grade floors are further specified in IECC section R402.2.9. R-5 shall be added to the required slab edge R-values for heated slabs.

- Special Insulation exceptions related to ceilings with attic spaces, ceilings without attic spaces, masonry veneer and thermally isolated sunrooms are set forth in IECC section R402.

Ducts (IECC Section R403.2)

- Ducts must be tested and verified to have total leakage of no more than 4cfm/100 sq. ft. (or 3cfm if air handler is not installed), except where air handler and all ducts are inside conditioned space.
- Supply ducts in attics shall be sealed and insulated to a minimum of R-8. All other ducts shall be sealed and insulated to a minimum of R-6. Ducts or portions thereof located completely inside the building thermal envelope are exempted from the insulation requirement. Air handlers and filter boxes must also be properly sealed.

Air Sealing (IECC Section R402.4)

- The building envelope is required to be properly sealed and tested, and verified as having an air leakage rate no higher than 3 ACH. Recessed lighting must also be sealed to limit air leakage.

Documentation (IECC Sections R103, R303.3, R401.3)

- The appropriate construction documents and preventative maintenance information must be provided, along with a permanent certificate listing certain insulation, window and HVAC performance information.

Systems (IECC Section R403)

- HVAC system must be properly sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved methodologies.
- Temperature controls must be installed, including a programmable thermostat where required.
- Mechanical system piping must be insulated to a minimum of R-3. Hot water piping must be insulated to R-3, with certain exceptions.
- Specific requirements apply to circulating hot water systems, mechanical ventilation, snow melt systems, and pools.

Lighting (IECC Sections R202 and R404.1)

- A minimum of 75% of lamps in permanently installed fixtures must be high-efficacy as defined in the IECC.



- [ABOUT ENERGY STAR](#)
- [PARTNER RESOURCES](#)

APPENDIX B


UPDATED April, 2013



Home builders are eligible for a \$2,000 tax credit for a new energy efficient home that achieves 50% energy savings for heating and cooling over the 2006 International Energy Conservation Code (IECC) and supplements. At least 1/5 of the energy savings has to come from building envelope improvements. This credit also applies to contractors of manufactured homes conforming to Federal Manufactured Home Construction and Safety Standards.

There is also a \$1,000 tax credit to the producer of a new manufactured home achieving 30% energy savings for heating and cooling over the 2006 IECC and supplements (at least 1/3 of the savings had to come from building envelope improvements), or a manufactured home meeting the ENERGY STAR [requirements](#).

Please note that, with the exception of the tax credit for an ENERGY STAR certified manufactured home, these tax credits were not directly linked to ENERGY STAR. Therefore, a builder of an ENERGY STAR certified home may be eligible for a tax credit but it is not guaranteed.

These tax credits apply to new homes located in the United States whose construction is substantially completed after August 8, 2005 and that are acquired from the eligible contractor for use as a residence from January 1, 2006 through December 31, 2013.

IRS Form 8908  [EX1Y-2](#) is the form to get the tax credit. The IRS provided the following guidance:

- [IRS Notice 2006-27](#)  [EX1Y-2](#) provides guidance for the credit for building energy efficient homes other than manufactured homes.
- [IRS Notice 2006-28](#)  [EX1Y-2](#) provides guidance for the credit for building energy efficient manufactured homes.

Energy Efficient Products

Find ENERGY STAR Products

Energy Savings at Home

Take the Pledge

Learn about Climate Change

Energy Savings At Home

Start Saving Now

Take the Pledge

Home Assessment Tools

Seal and Insulate Your Home

Learn about ENERGY STAR Products

Learn about Home Performance with ENERGY STAR

Energy Efficient New Homes

Find Builders and Incentives

Home Features and Benefits

Homeowner Testimonials

Resources for Partners

Energy Strategies for Buildings & Plants

Facility Owners & Managers

Service Providers

Energy Efficiency Program Administrators

Tools & Resources

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[EPA Home](#)



[DOE Home](#)



City of Winchester

107 East Cecil Street

Tax Map Number: 193-1-5- 8-

DHR Resource Number: 138-0042-0314

Resources: 1 single dwelling

Date/Period: ca. 1960

Style: Modern Movement

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: This east-sloping lot is located on the south side of East Cecil Street. The single dwelling has a shallow setback as the façade is closely fronted by the concrete-paved city sidewalk. Concrete-block retaining walls are situated north and west of the dwelling. The rear of the property is outlined by a chain-link fence. Mature trees and shrubs provide the lot with landscaping.

Secondary Resource Summary: There were no visible secondary resources associated with this property.

Primary Resource Description: This single dwelling is three bays wide and three bays deep with a square plan. Covered by a hipped roof, it is one story in height on a raised basement. Its style and form are strongly influenced by the Modern Movement, which was popular when the building was constructed. This modest, single-family dwelling is similar in form, style and material the neighboring dwelling at 111 South Cameron Street. The building is located on an east-sloping hill, so that while only one story in height, it has a raised foundation on the south and west elevations.

The building is set upon a solid, concrete-parged foundation. The walls are clad in all-stretcher-bond brick, so the structural system of the building is not visible. The hipped roof is covered with asphalt shingles and features a shallow, ogee-molded wood cornice. An all-stretcher-bond brick chimney with plain cap pierces the center ridge of the roof. Fenestration of the facade consists of 3/1, double-hung, wood-sash windows. All of these have rowlock brick sills except for those on the basement level. The windows are set within square-edged wood surrounds. The window in the east end bay (first story) of the façade has a metal air conditioning unit in its lower sash. An off-center entry on the first story of the façade has a single-leaf door. This replacement door is of paneled wood with nine lights. Below this entry, at the foundation level, is another single-leaf door. It is paneled wood with three lights. Both doors are set within square-edged wood surrounds. A modest one-story, one-bay wood deck fronts the first story entry and shelters the foundation entry. The deck is supported by square wood posts and features a wood board balustrade. The wood steps access the deck from the west side. The side elevations have 3/1, double-hung, wood-sash windows. The central window of the side elevations (first story only) is considerably smaller than the flanking side windows, suggesting they illuminate the bathroom. The foundation level on the east elevation has two, two-light sliding wood windows. The rear elevation was not visible from the public right-of-way.

Significance Statement: This single-family dwelling accurately represents domestic architecture from the Modern Movement in Winchester. Its materials and form are both stylistic elements indicative of the mid-twentieth century. Constructed circa 1960 on East Cecil Street, this building has retained its integrity of materials, workmanship, and design, especially because there have been no additions or visible alterations, save the deck on the facade. It has also maintains integrity of location and setting. Combined, these aspects create an intact sense of historic association and feeling. Thus, the property qualifies under Criteria A and C as a contributing resource in the Winchester Historic District.